## **SNAPSHOT** of HOME Program Performance--As of 12/31/08 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Chester County

State: PA

PJ's Total HOME Allocation Received: \$17,126,512

PJ's Size Grouping\*: B

PJ Since (FY): 1992

					Nat'l Ranking (	Percentile):*
Category	PJ	State Average	State Rank	Nat'l Average	Group B	Overall
Program Progress:			PJs in State: 29			
% of Funds Committed	97.98 %	92.54 %	7	90.66 %	96	94
% of Funds Disbursed	86.97 %	86.13 %	10	81.06 %	78	75
Leveraging Ratio for Rental Activities	3.67	4.83	18	4.62	35	42
% of Completed Rental Disbursements to All Rental Commitments***	94.52 %	93.21 %	20	81.27 %	55	47
% of Completed CHDO Disbursements to All CHDO Reservations***	73.40 %	69.32 %	16	68.23 %	52	50
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	70.77 %	82.60 %	23	79.86 %	18	20
% of 0-30% AMI Renters to All Renters***	19.38 %	37.61 %	24	44.82 %	7	11
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	95.38 %	98.45 %	24	94.65 %	29	31
Overall Ranking:		In S	tate: 19 / 29	Nation	nally: 41	46
HOME Cost Per Unit and Number of Completed	Units:					
Rental Unit	\$24,610	\$19,557		\$25,419	325 Units	49.20
Homebuyer Unit	\$9,576	\$15,500		\$14,530	320 Units	48.50
Homeowner-Rehab Unit	\$11,194	\$15,967		\$20,251	15 Units	2.30
TBRA Unit	\$0	\$5,674		\$3,156	0 Units	0.00

<sup>\* -</sup> A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

<sup>\*\* -</sup> E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

<sup>\*\*\*-</sup> This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## **Program and Beneficiary Characteristics for Completed Units**

Participating Jurisdiction (PJ): Chester County PΑ

**Total Development Costs:** (average reported cost per unit in HOME-assisted projects)

PJ: State:\* National:\*\* \$87,219 \$97,618 \$89,640

Rental

Homebuyer Homeowner \$2,669 \$12,899 \$36,664 \$16,019 \$72,481 \$22,984

**CHDO Operating Expenses:** (% of allocation)

PJ: **National Avg:**  3.4 % 1.1 %

R.S. Means Cost Index:

1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %			•	Homeowner	TBRA
RACE:					HOUSEHOLD TYPE:	<u></u> %	<u>%</u>	<u> </u>	<b>%</b>
White:	36.5	53.3	46.7	0.0	Single/Non-Elderly:	31.0	23.2	6.7	0.0
Black/African American:	57.4	26.6	53.3	0.0	Elderly:	33.2	0.9	46.7	0.0
Asian:	0.0	0.3	0.0	0.0	Related/Single Parent:	24.2	45.5	20.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	6.5	25.1	26.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.5	5.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.3	0.0	0.0					
Asian/Pacific Islander:	0.3	0.9	0.0	0.0					
ETHNICITY:									
Hispanic	5.8	18.2	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL	L ASSISTAN	ICE:		
1 Person:	53.5	22.3	40.0	0.0	Section 8:	41.3	0.0		
2 Persons:	21.9	29.2	20.0	0.0	HOME TBRA:	0.3			
3 Persons:	14.2	16.0	13.3	0.0	Other:	8.4			
4 Persons:	6.1	20.4	26.7	0.0	No Assistance:	49.4			
5 Persons:	1.9	7.5	0.0	0.0					
6 Persons:	1.6	3.1	0.0	0.0					
7 Persons:	0.0	0.9	0.0	0.0					
8 or more Persons:	0.0	0.6	0.0	0.0	# of Section 504 Complian	nt Units / Co	mpleted Ur	its Since 200	21

<sup>\*</sup> The State average includes all local and the State PJs within that state



<sup>\*\*</sup> The National average includes all local and State PJs, and Insular Areas

<sup>#</sup> Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

## HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ):	Chester County	State:	PA	Group Rank:	41
				(Percentile)	

State Rank: 19 / 29 PJs Overall Rank: 46 (Percentile)

Summary: 0 Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	94.52	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	73.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.77	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	95.38	
"ALLOCATION-Y	'EARS" NOT DISBURSED***	> 3.500	1.97	

<sup>\*</sup> This Threshold indicates approximately the lowest 20% of the PJs



<sup>\*\*</sup> This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

<sup>\*\*\*</sup> Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.